

DRAFT

MINUTES REGULAR MEETING July 7, 2026

A Regular Meeting was held by the Schertz City Council of the City of Schertz, Texas, on July 7, 2026, at 6:00 p.m. in the Hal Baldwin Municipal Complex Council Chambers, 1400 Schertz Parkway, Building #4, Schertz, Texas. The following members present to-wit:

Present: Mayor Ralph Rodriguez; Mayor Pro Tem Mark Davis; Councilmember Michelle Watson; Councilmember Paul Macaluso; Councilmember Ben Guerrero; Councilmember Robert Westbrook; Councilmember Sarah Dietz; Councilmember Robert Sheridan

Staff present: Steve Williams, City Manager; Daniel Santee, City Attorney; Brian James, Deputy City Manager; Sarah Gonzalez, Assistant City Manager; Sheila Edmondson, City Secretary; Sheree Courney, Deputy City Secretary

Call to Order

Mayor Rodriguez called the meeting to order at 6:00 p.m.

Opening Prayer and Pledges of Allegiance to the Flags of the United States and State of Texas. (Mayor Pro Tem Davis)

Mayor Pro Tem Davis provided the opening prayer and led the Pledges of Allegiance to the Flags of the United States and the State of Texas.

Proclamations

National Park and Recreation Month-July 2026

Mayor Rodriguez presented the National Park and Recreation Month Proclamation to Director of Parks, Recreation & Community Services Lauren Shrum and her staff.

Employee Introductions

Mayor Rodriguez recognized City Department Leaders who introduced the following new staff:

- Engineering: Omar Rodriguez - Engineer
- GIS: Alison Stehle - GIS Manager, Angelica Gonzales - GIS Specialist
- Police Department: Juliana Garza - Crime Analyst
- Police Dispatch: Felicia Campos - Public Safety Communications Manager, Neriah

- Goodman - Public Safety Communications Officer
- Utility Billing: Lynell Jackson - Utility Billing Specialist

Presentations

Presentation of the TAMIO Awards: Presented to the Public Affairs Department at the 2026 Texas Association of Municipal Information Officers Conference (K.Haynes)

Mayor Rodriguez recognized Director of Public Affairs Krystal Haynes, who presented the recently received TAMIO Awards from the Texas Association of Municipal Information Officers during the 2026 conference held in Austin, Texas. The received awards included:

- Report - FY 23/24 PAFR Award of Excellence - 2nd Place
- Special Publication - New Resident Guide Award of Excellence - 2nd Place
- Best Social Media Post - Schertz Traffic Jamz Award of Excellence - 2nd Place

City Events and Announcements

- Announcements of upcoming City Events (B.James/S.Gonzalez)

Assistant City Manager Sarah Gonzalez provided the announcement of upcoming city events.

- Announcements and recognitions by the City Manager (S.Williams)

City Manager Steve Williams provided kudos to Sanitarian Ruben Lara, who has become a state licensed Code Enforcement Officer and recognized Assistant City Engineer John Nowak, who was appointed to the Alamo Area Metropolitan Planning Organization (AMPO) Transportation Committee, for which City Engineer Kathryn Woodlee will serve as his back-up. He also announced the following promotions:

- Anthony Luna from Water Wastewater Operator Trainee to Operator I
- Mark Shadle from Wastewater Operator Trainee to Operator I
- Christina Timke from Permit Tech to Administrative Assistant
- Jacob Amerson from Fire Prevention Specialist to Deputy Fire Marshal
- Luis Gonzalez from Animal Services Officer to Police Cadet
- Richard Davis from Paramedic to Community Health Coordinator
- Diego Martinez from Parks Maintenance Technician I to Parks Maintenance Technician II
- Kathryn Scheel from Recreation Specialist to Purchasing Specialist

Lastly, Mr. William shared information he received by letter recognizing Deputy City Secretary Sheree Courney, who was nominated for the Texas Deputy Municipal Clerk of the Year Award by the Alamo Chapter of the Texas Municipal Clerks Association. As a finalist, Ms. Courney will be recognized during the Texas Municipal Clerks Association Advance Institute and Award Event, to be held in October in The Woodlands, TX.

- Announcements and recognitions by the Mayor (R.Rodriguez)

Mayor Rodriguez recognized all the City of Schertz staff for the work and effort

implemented during the successful Jubilee celebration this year.

Hearing of Residents

This time is set aside for any person who wishes to address the City Council. Each person should fill out the speaker's register prior to the meeting. Presentations should be limited to no more than 3 minutes.

All remarks shall be addressed to the Council as a body, and not to any individual member thereof. Any person making personal, impertinent, or slanderous remarks while addressing the Council may be requested to leave the meeting.

All handouts and/or USB devices must be submitted to the City Secretary no later than noon on the Monday preceding the meeting. Handouts will be provided to each Councilmember prior to the start of the meeting by the City Secretary. All USB devices will be vetted by City IT staff to ensure City property is protected from malware.

Mayor Rodriguez recognized the following residents:

Claire Layton, 12231 Lost Meadows Drive, expressed gratitude for the work of Joel Tanner, whose efforts led to the donation of 190 acres that became Crescent Bend Nature Park, and thanked the City of Schertz Parks and Recreation staff for their continued maintenance of the park. She emphasized the need for an outdoor educational pavilion to support the park's educational programming and noted that the pavilion is included in future plans. She further shared that, following Mr. Tanner's passing, her neighborhood group donated funds toward construction of the pavilion in his memory and requested that the project be prioritized so that Ms. Tanner could see her husband's lasting legacy recognized through its completion.

Maggie Titterington, 1730 Schertz Parkway, expressed her appreciation for the City's Jubilee celebration and commended staff for their efforts in planning and delivering a successful event. She provided Chamber updates, including upcoming events and the Leadership Core Graduation, noting that it was the program's largest graduating class and included three City of Schertz employees: Krystal Haynes, Devan Christenson, and Kelly Kallies. She also reported that she and the Chamber's Government Affairs Liaison, Michael Carpenter, are developing the Chamber's legislative agenda and requested input from City officials, noting that the agenda must be finalized before the end of the year. In closing, she shared updates from the Schertz Historical Preservation Committee, including plans to announce a new historical marker in August and the development of an 18-month calendar.

Greg Sebold and Kari Flanagan, 3841 Greenridge & 3921 Pecan Ct., expressed concerns regarding stormwater infrastructure damage in his community, Scenic Hills, following the heavy rainfall event on May 27. He stated that stormwater diverted from an adjacent development contributed to the collapse of the community's private stormwater system for the second time, resulting in an estimated \$87,000 in immediate repair costs, with additional repairs anticipated. He referenced provisions of the Texas Water Code regarding diverted surface water and asserted that responsibility for the damage should rest with the entity diverting the water. Mr. Sebold noted that a previous infrastructure failure had resulted in significant repair costs shared by

community residents and requested that the City review the matter and take appropriate action to help address the situation.

Consent Agenda Items

The Consent Agenda is considered self-explanatory and will be enacted by the Council with one motion. There will be no separate discussion of these items unless they are removed from the Consent Agenda upon the request of the Mayor or a Councilmember.

1. **Minutes**-Approval of the minutes from the June 16, 2026 Workshop Meeting and the June 16, 2026 Regular Council Meeting (S.Edmondson/S.Courney/I.Chavez)
2. **Resolution 26-R-082** - Approving and authorizing a Water CCN Transfer Agreement and Water CCN Transfer from Green Valley Special Utility District to the City of Schertz to amend Water CCN boundaries and other matters in connection therewith. (B.James/K.Woodlee)
3. **City Council Boards, Committees, and Commissions**
 - **Resignations, Removals, and Expiring Terms**
 - Economic Development Corporation: Eryn McElroy resignation effective June 16, 2026.
 - Parks and Recreation Advisory Board: Chris Castoro resignation effective June 22, 2026.
4. **Resolution 26-R-077** - Authorizing a Purchase Agreement with Sterling McCall Ford for one ambulance re-mount for Fiscal Year 2026/2027 (S.Williams/J.Mabbitt)
5. **Resolution 26-R-078** - Authorizing an amendment to an agreement with Halff Associates for the West Dietz Creek Trail Project (S.Gonzalez/L.Shrum)

Mayor Rodriguez asked if any items needed to be removed for separate action.

Councilmember Sheridan requested Agenda Item #2 regarding Resolution 26-R-082 be removed for separate action.

Mayor Rodriguez asked for a motion to approve Consent Agenda Items # 1, 3, 4, and 5.

Moved by Councilmember Michelle Watson, seconded by Councilmember Robert Sheridan

AYE: Mayor Pro Tem Mark Davis, Councilmember Michelle Watson,
Councilmember Paul Macaluso, Councilmember Ben Guerrero,
Councilmember Robert Westbrook, Councilmember Sarah
Dietz, Councilmember Robert Sheridan

Passed

Mayor Rodriguez recognized Councilmember Sheridan to address the removal of Agenda Item #2 — Resolution 26-R-082 from Consent.

Councilmember Sheridan requested additional information to understand the reason for this transfer. City Engineer Kathryn Woodlee explained that the need for the transfer comes from a property owner that is looking to develop a small piece of land for commercial purposes. This particular property sits outside the City limits for which Green Valley's CCN provides water service. Green Valley does not have the infrastructure capacity to serve this piece of land, but the City does. After an evaluation of the case, staff is proposing to provide the water service, as this would not require any additional upgrades and the current infrastructure can supply the need.

No additional discussion occurred.

Mayor Rodriguez asked for a motion to approve Agenda Item #2 Resolution 26-R-082.

Moved by Councilmember Robert Sheridan, seconded by Councilmember Michelle Watson

AYE: Mayor Pro Tem Mark Davis, Councilmember Michelle Watson,
Councilmember Paul Macaluso, Councilmember Ben Guerrero,
Councilmember Robert Westbrook, Councilmember Sarah Dietz,
Councilmember Robert Sheridan

Passed

Discussion and Action Items

6. **Resolution 26-R-075-** Ordering the November 3, 2026, City of Schertz Joint General Election with Comal County, Bexar County and Guadalupe County and making a provision for the conduct of the election; authorizing contracts with the County Clerk of Comal County and the Election Administrators of Bexar and Guadalupe Counties to conduct this election and authorizing these elections to be held as Joint Elections (Mayor/S.Edmondson)

Mayor Rodriguez recognized City Secretary Sheila Edmondson, who brought forward Resolution 26-R-075- Ordering the November 3, 2026, City of Schertz Joint General Election with Comal County, Bexar County and Guadalupe County and making a provision for the conduct of the election; authorizing contracts with the County Clerk of Comal County and the Election Administrators of Bexar and Guadalupe Counties to conduct this election and authorizing these elections to be held as Joint Elections.

Mayor Rodriguez opened the floor to Council for discussion.

No discussion occurred.

Mayor Rodriguez asked for a motion to approve Resolution 26-R-075.

Moved by Councilmember Michelle Watson, seconded by Mayor Pro Tem Mark Davis

AYE: Mayor Pro Tem Mark Davis, Councilmember Michelle Watson,
Councilmember Paul Macaluso, Councilmember Ben Guerrero,
Councilmember Robert Westbrook, Councilmember Sarah Dietz,
Councilmember Robert Sheridan

Passed

**7. Ordinance 26-M-029 - Amending Council Rules of Conduct and Procedure:
Appointment Process for City Council Liaison Positions
(Mayor/S.Edmondson/S.Courney)**

Mayor Rodriguez recognized Deputy City Secretary Sheree Courney, who introduced Ordinance 26-M-029 - Amending Council Rules of Conduct and Procedure: Appointment Process for City Council Liaison Positions. Ms. Courney provided the proposed City Council Liaison Assignment Policy, including a discrepancy between Sections A and B. Section A limited eligibility for appointed City Council liaisons to elected council members, while Section B referenced both newly elected and appointed council members temporarily assuming liaison assignments. Council was asked to provide direction on whether Section A should also include appointed council members.

Ms. Courney then reviewed the proposed liaison assignment procedures from the Workshop meeting, including:

- Biennial review of liaison assignments following regular elections beginning in December 2026.
- Temporary continuation of predecessor assignments by newly elected or appointed council members until the next scheduled review.
- Assignment selection based on seniority while maintaining continuity and providing opportunities for rotation.
- Procedures for reassignment, removal of liaisons, and the defined role and responsibilities of council liaisons, including communication, observation, and maintaining neutrality when attending board, commission, and committee meetings.

During discussion, Council requested the following revisions:

- Clarify language by referring separately to the "Mayor and Council" rather than collectively as "Council" where appropriate.
- Specify that the Mayor will make the first assignment selection, followed by council members in order of seniority.
- Clarify the selection process for board memberships and liaison assignments. Council discussed several approaches. It was decided that each member would choose one board member position and one board liaison position during each round until all positions have been accounted for to address the differing workloads associated with board memberships versus liaison roles.
- Recognize that certain board appointments are multi-year terms and should not be affected by the regular assignment selection process.

Following discussion, Council directed Ms. Courney to revise the policy language to

reflect the requested changes and return the revised policy for review and formal adoption at a future meeting rather than approving it as amended during the current meeting.

No action was taken.

8. Boards, Commissions and Committees: Assign City Council Liaisons to Boards, Commissions and Committee (Mayor Rodriguez)

No action was taken.

Public Hearings

9. Ordinance 26-S-015 - Conduct a public hearing and consider a request to amend the Comprehensive Land Use Plan - Future Land Use Map from Local Corridor to Industrial Hub on approximately 2.1 acres of land, known as 6615 FM 482, specifically known as Comal County Property Identification Numbers 428461 and 78974, City of Schertz, Comal County, Texas (B.James/L.Wood/D.Marquez)

Mayor Rodriguez recognized Senior Planner Daisy Marquez who introduced Ordinance 26-S-015, proposing amendments to the comprehensive Land Use Plan - Future Land Use Map from Local Corridor to Industrial Hub on approximately 2.1 acres of land, known as 6615 FM 482, specifically known as Comal County Property Identification Numbers 428461 and 78974, City of Schertz, Comal County, Texas.

Ms. Marquez provided a map outlining the subject property and adjacent land. She explained the restrictions under the Industrial Hub designation and stated that the proposed designation was inconsistent with the Comprehensive Plan, particularly the vision for Focus Area Five, which emphasizes preserving the area's historic character, supporting nearby residential uses, and encouraging retail and commercial destinations rather than industrial development. Ms. Marquez stated that seven (7) public notices were sent on May 21, 2026, with one (1) response in opposition received to date. A public notice was published in the San Antonio Express on June 17, 2026, and a sign was placed on the property by the applicant. The Planning and Zoning Commission met on June 3, 2026, and recommended denial with a unanimous vote. Staff recommended denial of Ordinance 26-S-015 citing inconsistency with the objective and policies of the Comprehensive Land Use Plan and does not correct mapping errors or deficiencies in the adopted Comprehensive Land Use Plan.

Mayor Rodriguez recognized the applicant, Mr. Zahrooni, who stated that he is a military veteran and owner of a veteran-owned trucking business serving Schertz and the surrounding area. He explained that the property's location near railroad tracks, the Amazon facility, quarries, asphalt plants, construction yards, and the heavy truck traffic along FM 482 makes it more appropriate for industrial or business use than the current Local Corridor designation. Mr. Zahrooni stated that he intends to develop the property as a secured equipment storage yard with office space to support his business operations, improve equipment security, and accommodate future growth. He added that the project

would generate tax revenue, create jobs, and continue serving the community. He asked Council to approve the land use amendment and subsequent zoning change, noting that his request was supported by three residents.

Mayor Rodriguez opened the Public Hearing at 7:18 p.m.

The following individual came forward to speak:

Salvador Flores, Bendicion Engineering, expressed support for the proposed land use change, stating that the property's location near the railroad tracks, Amazon facility, and surrounding industrial and commercial uses make it more suitable for business or industrial development than retail or residential uses. Mr. Flores added that Mr. Zahrooni intends to improve the property, establish his business in Schertz, and contribute to the community.

Mayor Rodriguez closed the Public Hearing at 7:20 p.m.

Mayor Rodriguez opened the floor to Council for discussion.

Councilmembers questioned Ms. Marquez about nearby residences, public input, and the intent of the Comprehensive Land Use Plan. She confirmed that three residents supported the request, while one opposed it. She explained that the Comprehensive Plan, adopted in 2024 after extensive public engagement, identifies the area for future retail and commercial development rather than industrial uses. She clarified that the applicant is proposing an outdoor equipment storage yard with a small office building and that any future development would be required to meet all applicable City development standards.

Mayor Rodriguez asked for a motion to approve Ordinance 26-S-015.

Moved by Mayor Pro Tem Mark Davis, seconded by Councilmember Michelle Watson

AYE: Mayor Pro Tem Mark Davis, Councilmember Michelle Watson,
Councilmember Sarah Dietz, Councilmember Robert Sheridan

NAY: Councilmember Paul Macaluso, Councilmember Ben Guerrero,
Councilmember Robert Westbrook

Passed

- 10. Ordinance 26-S-016** - Conduct a public hearing and consider a request to rezone approximately 2.1 acres of land from Pre-Development District (PRE) to General Business District-II (GB-2), known as 6615 FM 482, specifically known as Comal County Property Identification Numbers 428461 and 78974, City of Schertz, Comal County, Texas (B.James/L.Wood/D.Marquez)

Mayor Rodriguez recognized Senior Planner Daisy Marquez who introduced Ordinance 26-S-016, a request to rezone approximately 2.1 acres at 6615 DM 482 from

Pre-Development District (PDD) to General Business 2 (GB-2) to allow an office/warehouse with outdoor storage. Ms. Marquez stated that seven (7) public notices were sent on May 21, 2026, with two (2) neutral responses received to date. A public notice was published in the San Antonio Express on June 17, 2026, and a sign was placed on the property by the applicant. The Planning and Zoning Commission met on June 3, 2026, and recommended denial with a unanimous vote due to concerns regarding compatibility, truck traffic, and nearby residential uses. However, following the City Council's approval of Ordinance 26-S-015 amending the Comprehensive Land Use Plan to Industrial Hub, staff revised its recommendation to approval because the proposed GB-2 zoning is consistent with the amended City's future land use designation.

Mayor Rodriguez opened the public hearing at 7:33 p.m.

No residents came forward to speak.

Mayor Rodriguez closed the Public Hearing at 7:33 p.m.

Mayor Rodriguez opened the floor for Council discussion.

Councilmember Macaluso requested clarification that any current or future property owner would be required to develop the property in accordance with city regulations. Ms. Marquez confirmed that if approved, the property would be subject to platting, site plan review, and building permit requirements, and she provided uses permitted within the GB-2 zoning district.

Mayor Rodriguez asked for a motion to approve Ordinance 26-S-016.

Moved by Mayor Pro Tem Mark Davis, seconded by Councilmember Michelle Watson

AYE: Councilmember Paul Macaluso, Mayor Pro Tem Mark Davis, Councilmember Michelle Watson, Councilmember Ben Guerrero, Councilmember Robert Westbrook, Councilmember Sarah Dietz, Councilmember Robert Sheridan

Passed

Workshop

11. Discussion on Council Coins (Mayor Rodriguez)

Mayor Rodriguez reported that discussions have taken place regarding the City's Council challenge coins. He noted that the current inventory has been depleted, providing an opportunity for the Council to determine whether to reproduce the existing design or develop an updated version. Mayor Rodriguez recommended enhancing the challenge coin design to better reflect the City's identity and representation.

Mayor Pro Tem Davis presented a sample of the current challenge coin for the Council's review. He expressed support for updating the design and suggested creating two distinct versions: one for the Mayor's Office and another for Councilmembers. He was opposed to creating different versions for each Councilmember.

Mayor Rodriguez indicated that he would like to create a separate design for the Mayor's challenge coin.

Councilmember Westbrook recommended that the Council develop its own challenge coin design. Councilmember Watson volunteered to coordinate the collection of design ideas and feedback from Councilmembers.

Information available in City Council Packets - NO DISCUSSION TO OCCUR

12. Schertz Young Leaders Program Application Process Update (S.Gonzalez/L.Shrum/C.Paddock)

13. July 2026 Projects in Progress (B.James/K.Woodlee)

Requests and Announcements

- Requests by Mayor and Councilmembers for updates or information from Staff

No requests by Mayor or Councilmembers for updates or information from Staff.

- Requests by Mayor and Councilmembers that items or presentations be placed on a future City Council agenda

Councilmember Macaluso asked for a presentation on impact fees.

- City and Community Events attended and to be attended (Council)

Mayor Pro Tem Davis attended the Jubilee and offered kudos to staff for the work done.

Councilmember Watson attended the Jubilee and she received positive feedback.

Councilmember Macaluso attended the Jubilee, and he expressed that it was a memorable experience enjoyed by many.

Councilmember Guerrero attended the Jubilee and ribbon cutting for Texas Tea Cafe.

Councilmember Westbrook attended the Jubilee and appreciated the opportunity to meet staff from different departments.

Councilmember Dietz attended the Jubilee accompanied by her family. They enjoyed an excellently executed event.

Councilmember Sheridan attended the Jubilee and offered kudos to first responders for keeping everyone safe. He also attended the Planning & Zoning Commission meeting, the CVLGC meeting, and the Schertz Historical Preservation Committee meeting.

Mayor Rodriguez attended the Jubilee and offered kudos to staff for the work done. He also attended the CVLGC meeting.

Adjournment

Mayor Rodriguez adjourned the meeting at 7:48 p.m.

ATTEST:

Ralph Rodriguez, Mayor

Sheila Edmondson, TRMC
City Secretary